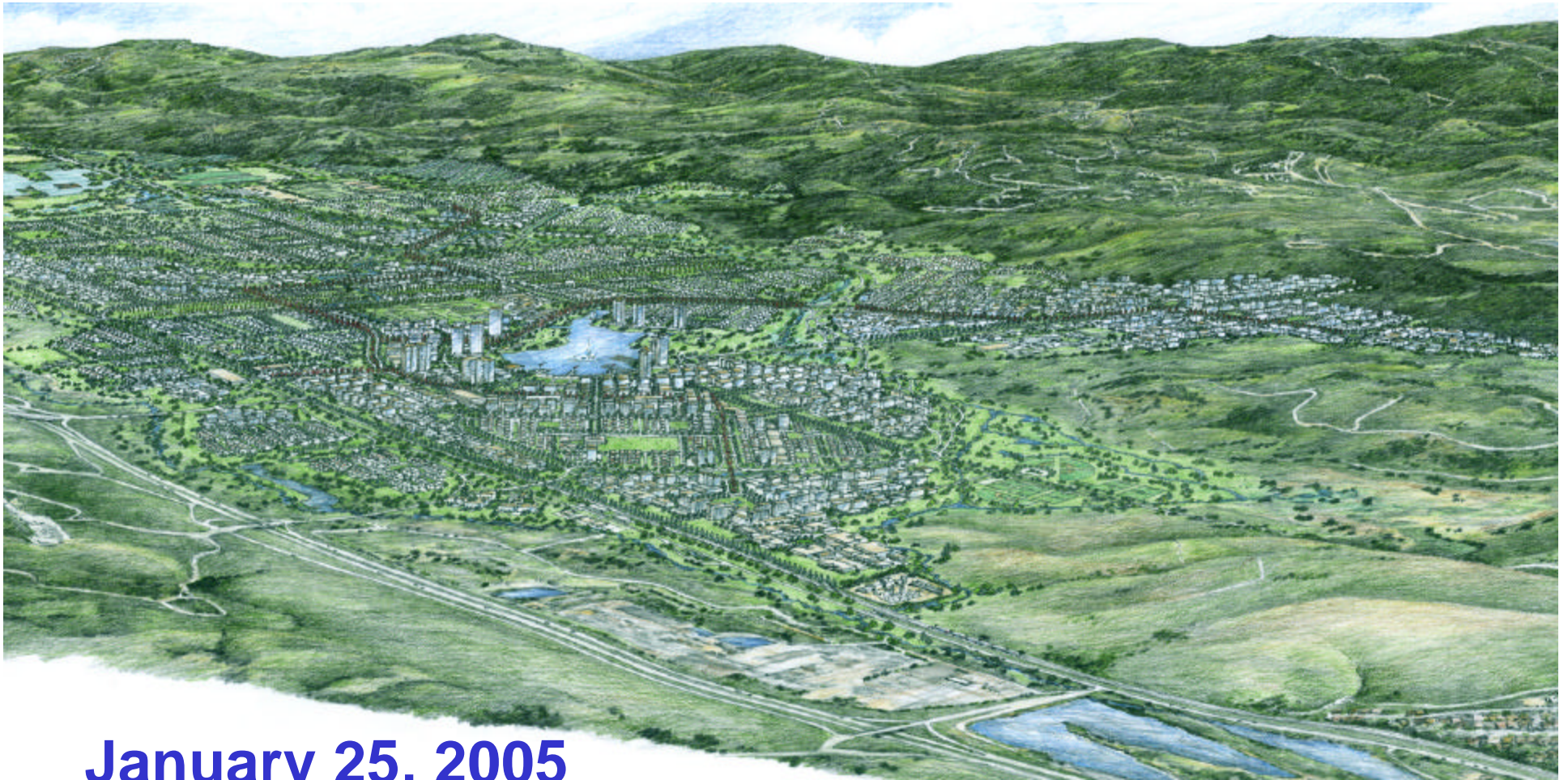


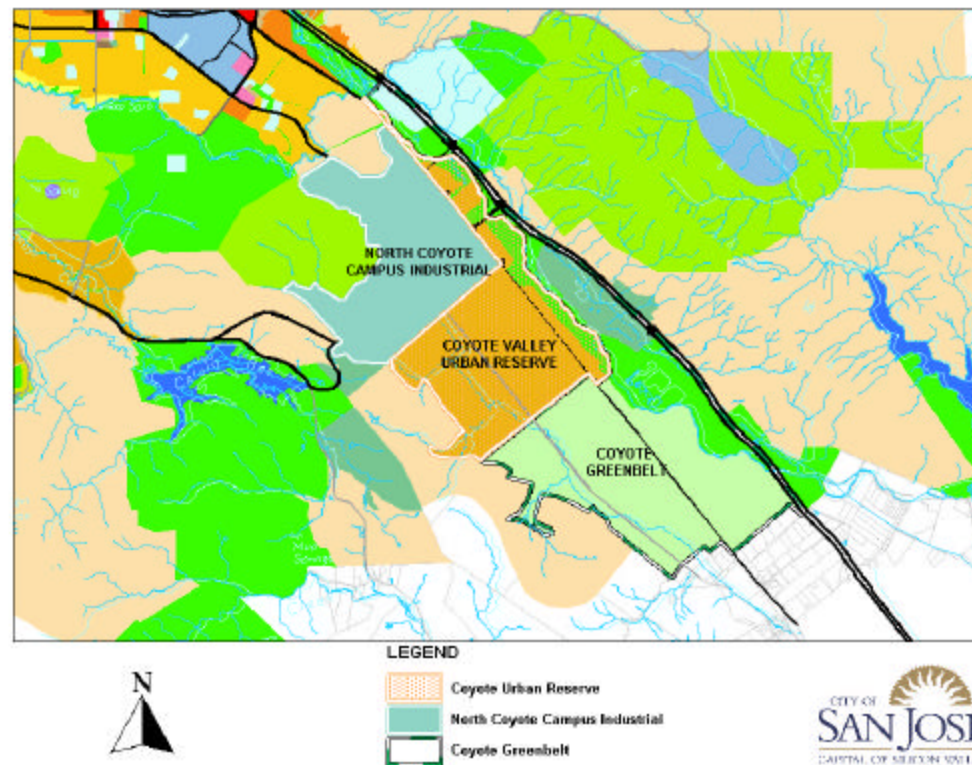
# COYOTE VALLEY SPECIFIC PLAN City Council Progress Report No. 2



January 25, 2005

# COUNCIL'S VISION & EXPECTED OUTCOMES

1. Plan includes North and Central for land planning, and South Coyote only for infrastructure financing
2. Boundary between Central and South Coyote is fixed
3. North and Central Coyote may be planned together





# COUNCIL'S VISION & EXPECTED OUTCOMES

4. Plan North and Mid-Coyote as urban, pedestrian, transit-oriented community with mixed uses
5. Plan for extension of Light Rail Transit and add Caltrain Station
6. Maximize efficient land usage with 25K residences and 50K jobs as minimums
7. 50K jobs are primary jobs and exclude support retail and public/quasi-public uses
8. Identify locations for public facilities in land use and financing plans



## COUNCIL'S VISION & EXPECTED OUTCOMES

9. North and Mid-Coyote should contain a rich system of parks, trails, and recreation areas
10. Create financing plan for required capital improvements
11. Plan must be financially feasible for private development
12. Develop trigger mechanisms to ensure appropriate jobs/housing balance in Coyote



# COUNCIL'S VISION & EXPECTED OUTCOMES

13. Create phasing plan that allows sub-regions of Coyote to develop appropriate levels of jobs and housing with required infrastructure
14. Facilitate permanent acquisition of fee title or conservation easements in South Coyote
15. Triggers may be changed to those based on Coyote Valley Specific Plan area or its sub-regions
16. 20% of all units shall be “deed-restricted, below-market-rate units.”



# COYOTE VALLEY SPECIFIC PLAN PROCESS





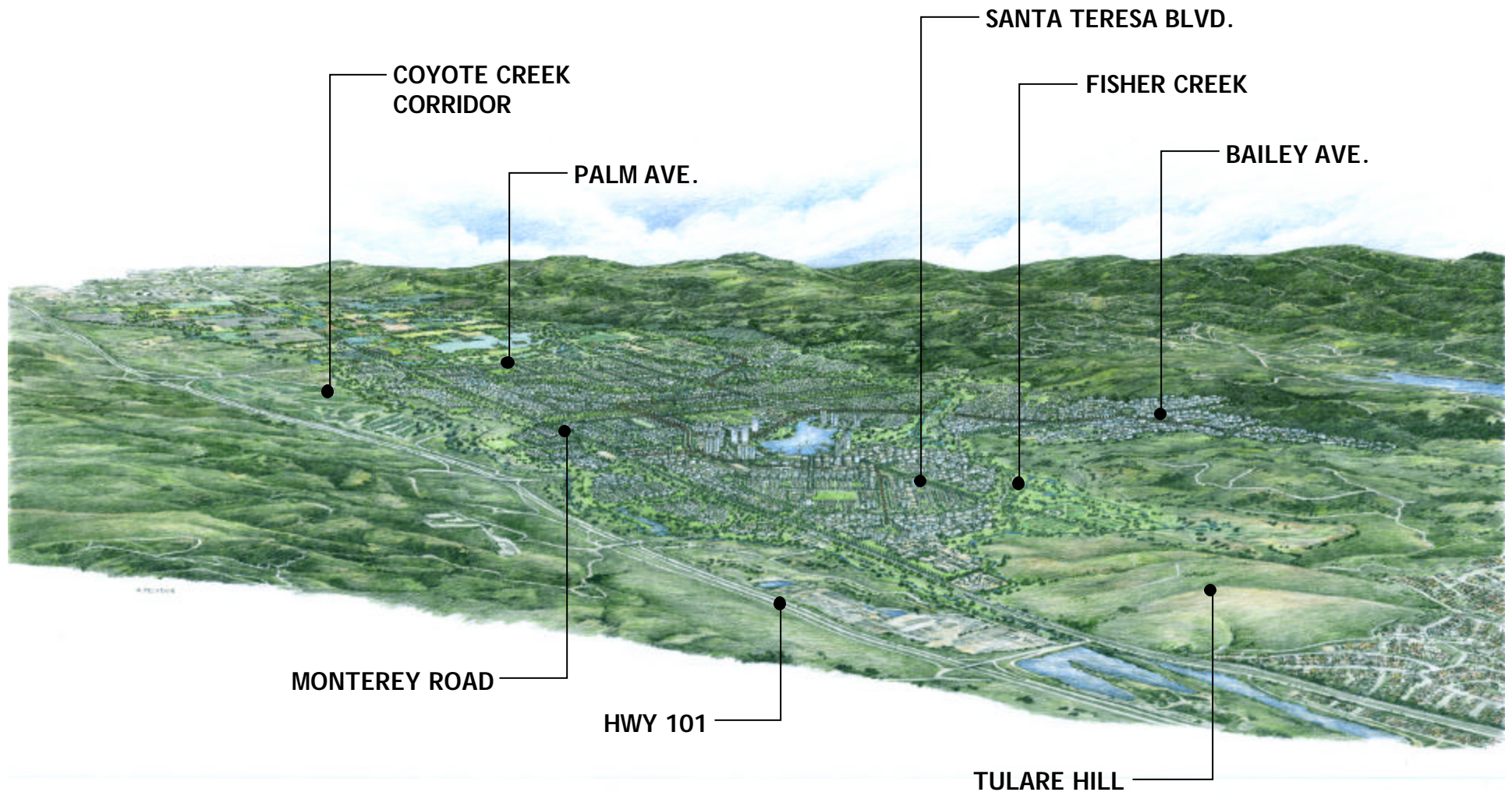
# Community Process



- 27 Task Force Meetings (avg. 50)
- Seven Community Workshops (avg. 140)
- 13 Technical Advisory Committee Meetings
- Several Stakeholder Meetings
- Several Property Owner Meetings
- Web Site
- Public Hearings

# COYOTE VALLEY – ILLUSTRATIVE VIEW

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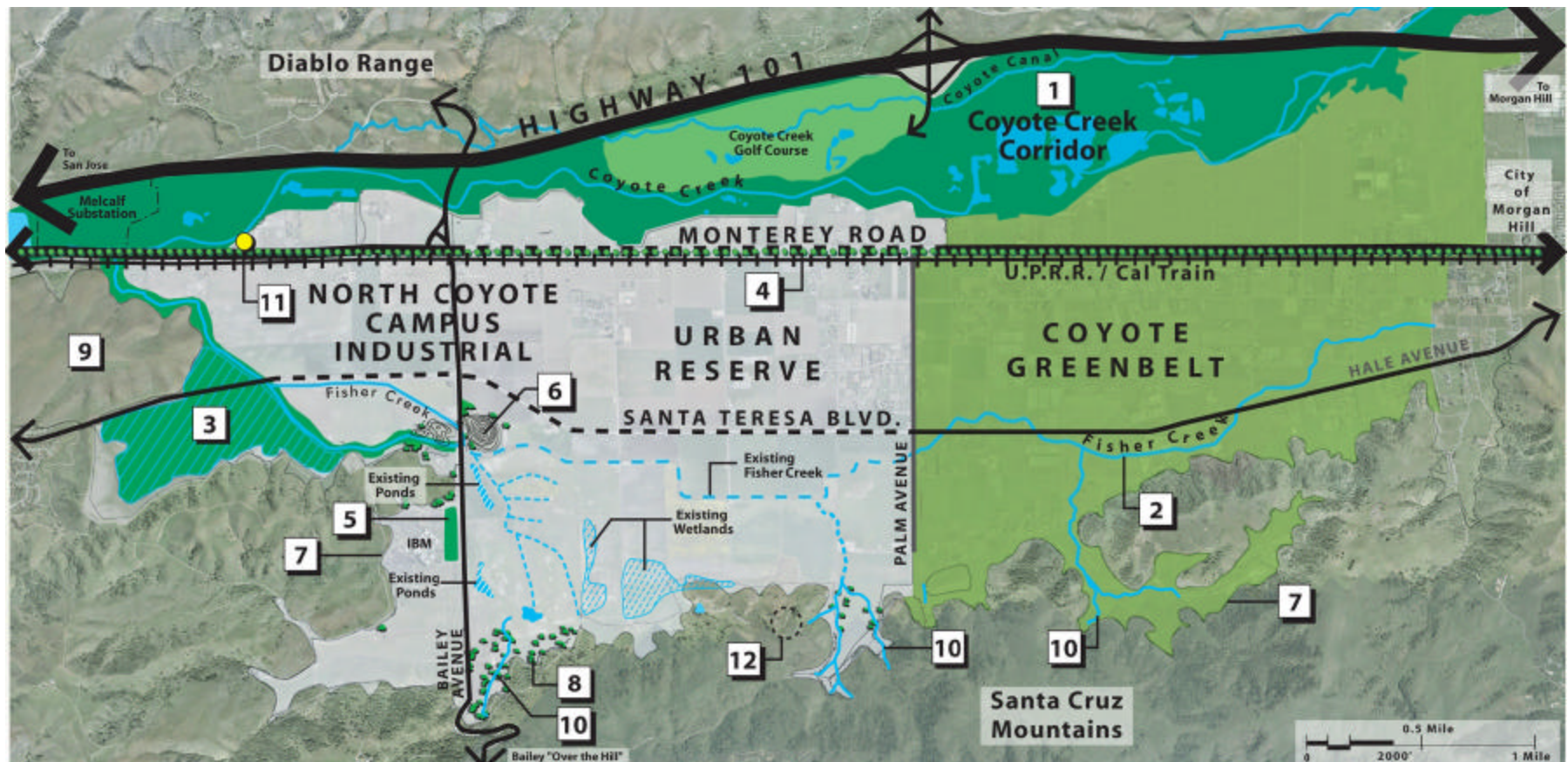




# ENVIRONMENTAL FOOTPRINT

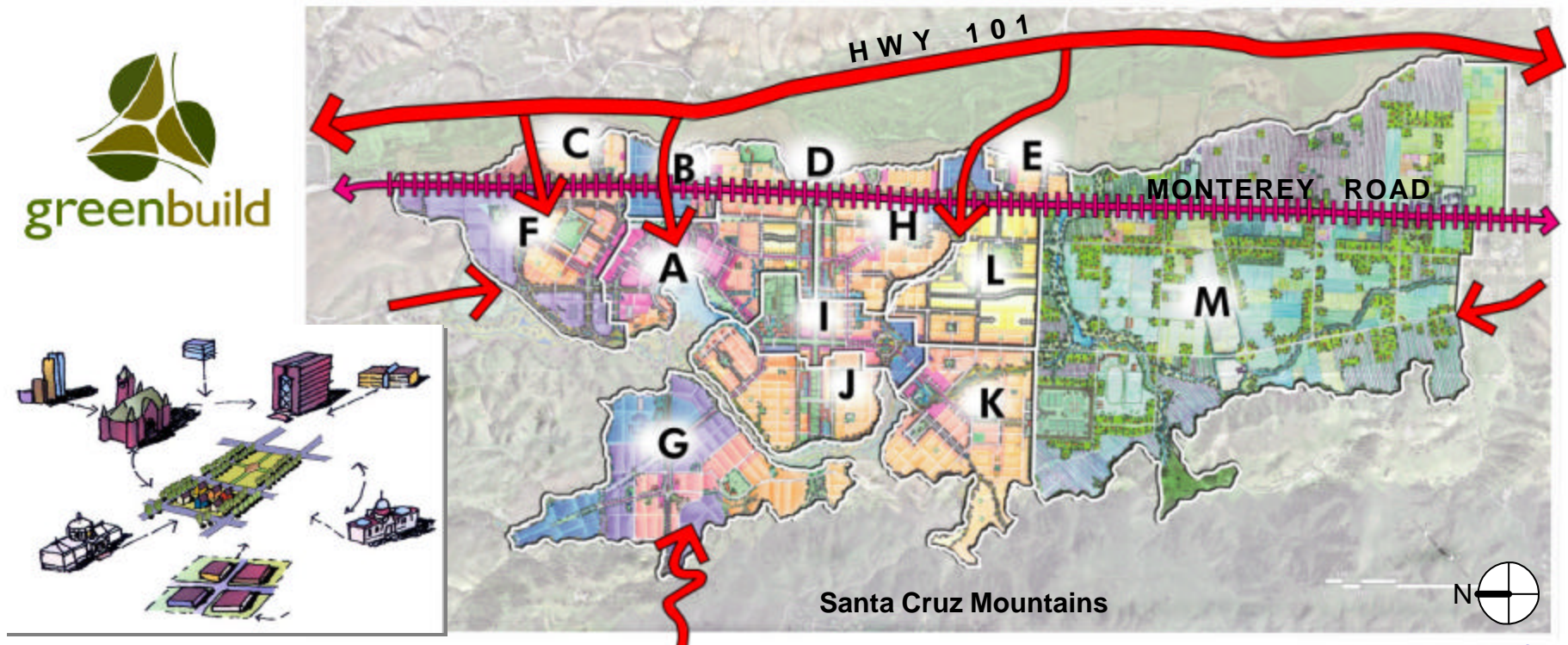
## FIXED ELEMENTS

- |                              |                      |                         |
|------------------------------|----------------------|-------------------------|
| 1. Coyote Creek Corridor     | 5. IBM Wetland       | 9. Tulare Hill          |
| 2. Fisher Creek in Greenbelt | 6. Hillock           | 10. Streams             |
| 3. Laguna Seca               | 7. Hills (15% Limit) | 11. Hamlet of Coyote    |
| 4. Keesling's Shade Tree     | 8. Oak Savannah      | 12. Archaeological Site |



# ELEMENTS OF A SUCCESSFUL COMMUNITY

- Distinct Identity
- Diversity of Uses
- Identifiable Community Center
- Compact and Diverse
- Connections & Linkages
- Mix of Land Uses
- Parking
- Attractive & High Quality Place
- Evolution Over Time
- “Growing It Right”

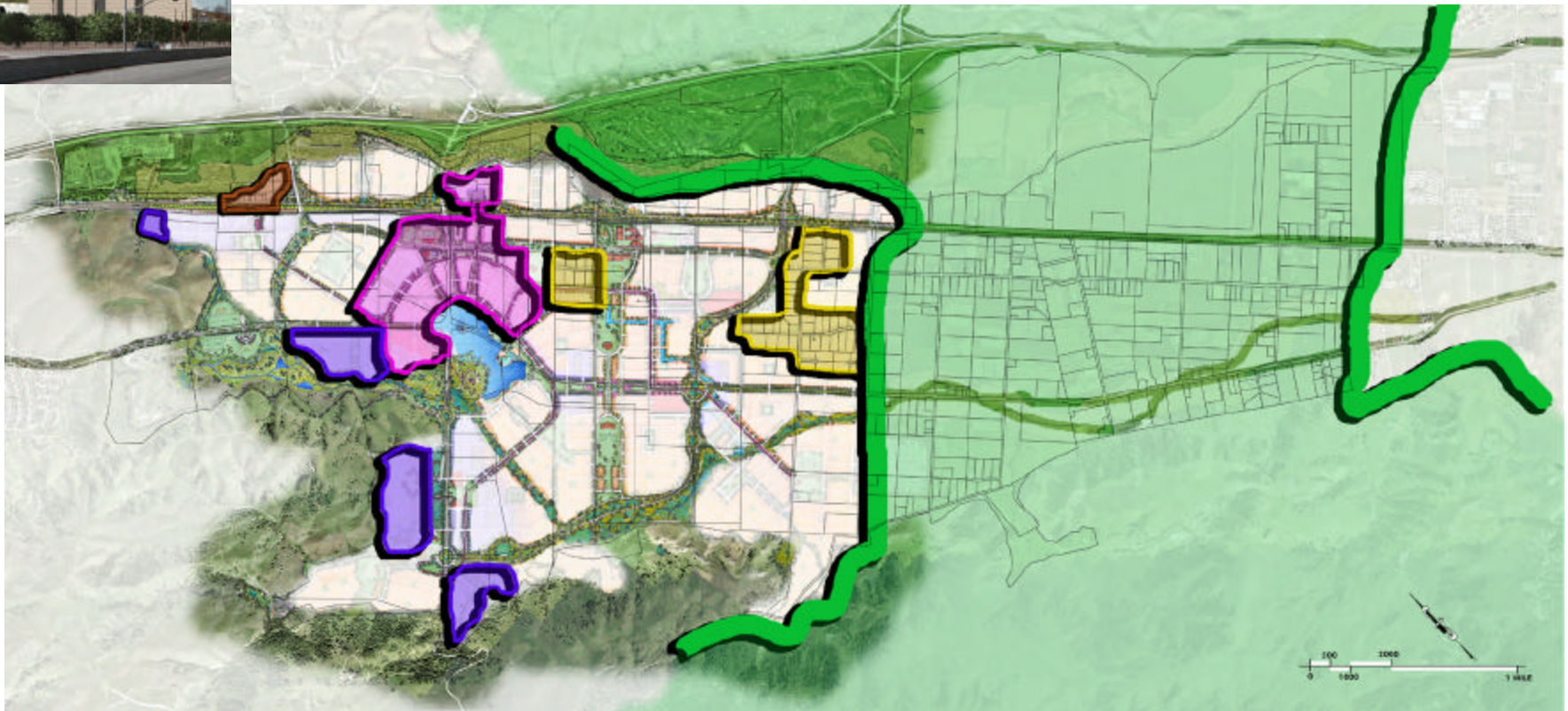




# SAMPLE OF LAND USE ISSUES



1. Maintain historic Hamlet.
2. Buffer Metcalf Energy Center and any residential.
3. Ensure rural break between San Jose and Morgan Hill.
4. Maintain existing corporate users.
5. Protect existing residential neighborhoods.
6. Place greatest intensity and mix of uses in community core.





# COMPOSITE FRAMEWORK



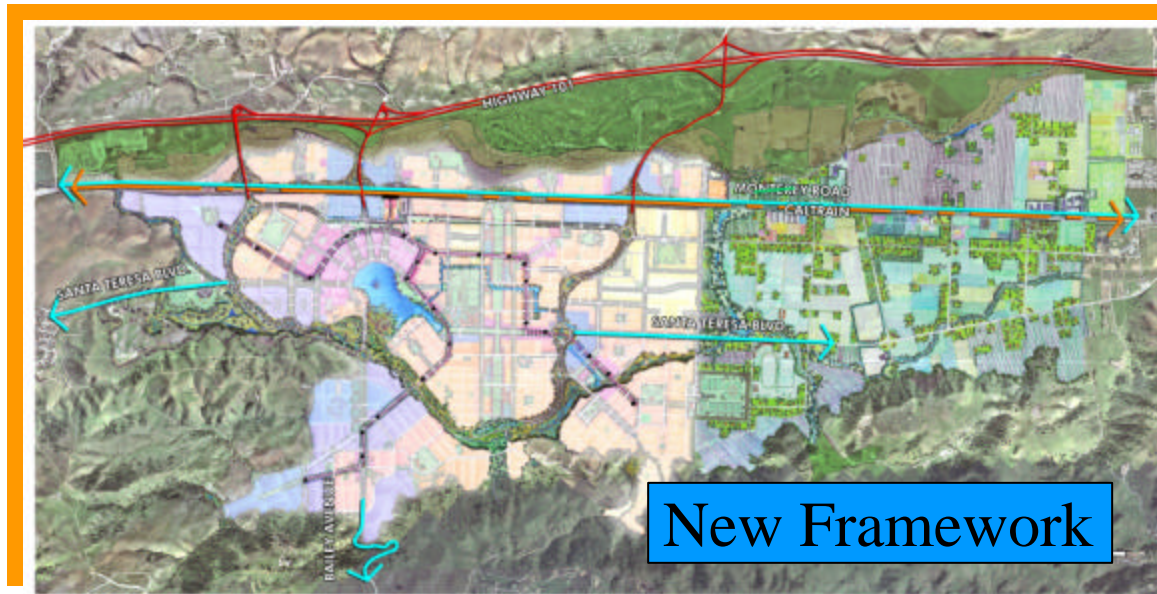
Fisher Creek



Coyote Lake



Canal Park



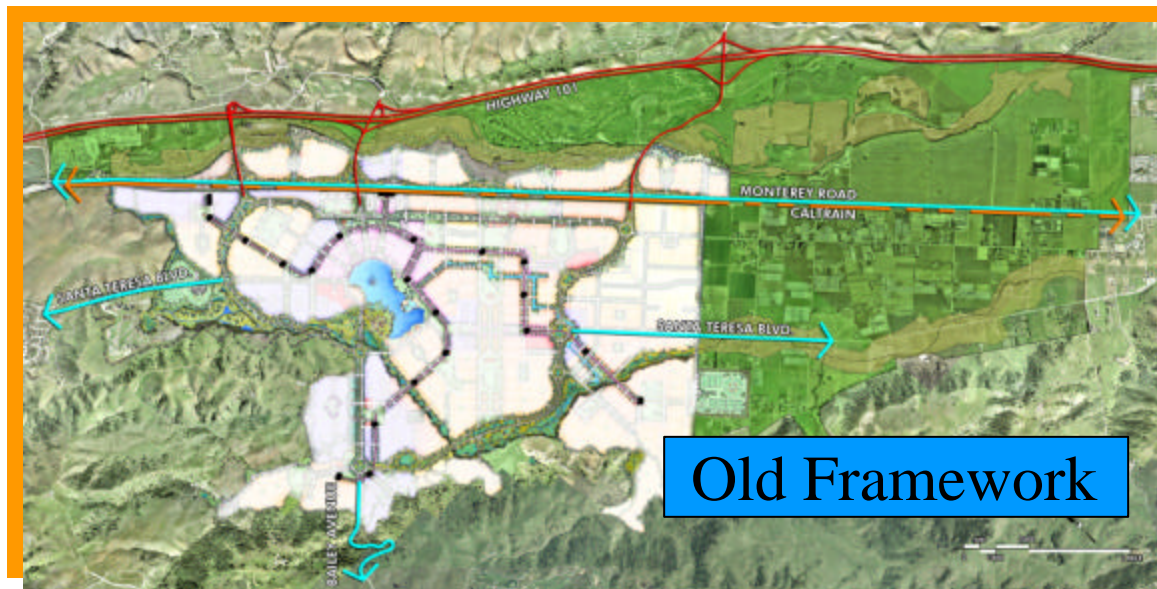
Parkway



In-Valley Transit



Caltrain





# LAND USE PLAN CONCEPT - TODAY





# CREATING UNIQUE NEIGHBORHOOD AREAS

